CITY OF WEST DES MOINES PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: July 20, 2015

Item: South Maple Grove Plat 17, Southwest corner of Westown Parkway and Sedona

Drive - Subdivide property into two lots for future medium density development

- Mid-America Real Estate Company - PP-002423-2015

Requested Action: Approval of Preliminary Plat

Case Advisor: Kara Tragesser, AICP

Applicant's Request: Mid-America Real Estate Company, represented by Brad Cooper, Cooper Crawford & Associates, is requesting approval of a Preliminary Plat for a 10.89 acre parcel located south of Westown Parkway and west of Sedona Drive. The applicant proposes to subdivide the property into 2 lots for future medium density development (see Attachment B – Location Map and Attachment C – Preliminary Plat).

History: This property currently is undeveloped and is located within the South Maple Grove Planned Unit Development (PUD).

<u>City Council Subcommittee</u>: This item was presented to the Development and Planning City Council Subcommittee on July 16, 2015, the Subcommittee was supportive of the proposed development.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment.

<u>Comprehensive Plan Consistency</u>: The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

<u>Findings</u>: This proposed project was distributed to various city departments for review and comment. Based upon that review, the following findings have been made on the proposed project:

- 1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that the project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan.
- 2. The proposed development and use does assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.
- 3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare and safety of the community.
- 4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies and City Departments and public utilities to ensure that either the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development.
- 5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and the project has complied with or has been conditioned to comply with all City Code requirements.

6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the zoning designation and Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

<u>Staff Recommendation And Conditions Of Approval</u>: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Preliminary Plat to create two (2) lots for future medium density development, subject to the applicant meeting all City Code requirements.

Owner/Applicant: Mid-America Real Estate Company

Regency West 2

1401 50th Street, Suite 105 West Des Moines IA 50266

515-224-3600 Steve Coleman

Applicant Rep: Brad Cooper

Cooper Crawford & Associates 475 S. 50th Street, Suite 800 West Des Moines IA 50265

515-224-1344

ATTACHMENTS:

Attachment A Plan and Zoning Commission Resolution

Attachment B - Location Map
Attachment C - Preliminary Plat

RESOLUTION NO. PZC-15-057

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A PRELIMINARY PLAT TO SUBDIVIDE PROPERTY INTO TWO LOTS FOR FUTURE MEDIUM DENSITY DEVELOPMENT

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Mid-America Real Estate Company, has requested approval for a Preliminary Plat (PP-002423-2015) to create two lots for future medium density development on property located south of Westown Parkway and west of Sedona Drive;

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

WHEREAS, on July 20, 2015, this Commission held a duly-noticed public hearing to consider the application for a Preliminary Plat;

NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

<u>SECTION 1</u>. The findings, for approval, in the staff report or as amended orally at the Plan and Zoning Commission hearing are adopted.

SECTION 2. The Preliminary Plat to subdivide the property into two lots for future medium density residential, is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report including conditions added at the Hearing, and attached hereto as Exhibit "A." Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on July 20, 2015.

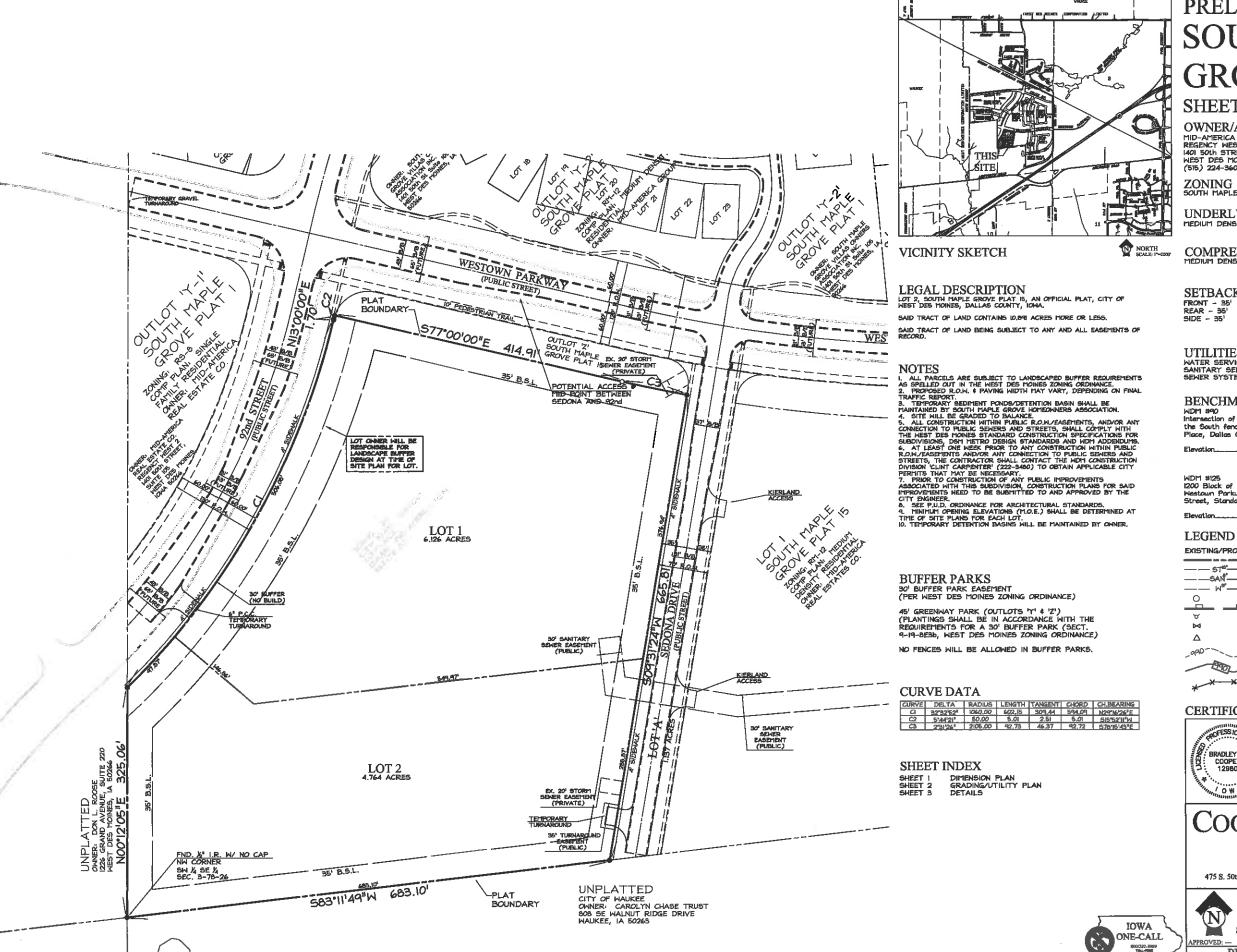
	Craig Erickson, Chairperson
A CONTROL OF	Plan and Zoning Commission
ATTEST:	
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Recording Secretary	
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I HEREBY CERTIFY that the foregoing resolution	n was duly adopted by the Plan and Zoning Commission of the City of Wes
Des Moines, Iowa, at a regular meeting held on Ju	
I HEREBY CERTIFY that the foregoing resolution Des Moines, Iowa, at a regular meeting held on June AYES: NAYS:	
Des Moines, Iowa, at a regular meeting held on Ju AYES: NAYS: ABSTENTIONS:	n was duly adopted by the Plan and Zoning Commission of the City of Westly 20, 2015, by the following vote:
Des Moines, Iowa, at a regular meeting held on Ju AYES: NAYS:	
Des Moines, Iowa, at a regular meeting held on Ju AYES: NAYS: ABSTENTIONS:	
Des Moines, Iowa, at a regular meeting held on Ju AYES: NAYS: ABSTENTIONS: ABSENT:	

Exhibit A CONDITIONS OF APPROVAL

None

Location Map South Maple Grove Plat 17 SW Corner Westown Parkway and Sedona Drive





PRELIMINARY ATTACHMENT C **SOUTH MAPLE GROVE PLAT 17**

SHEET 1 OF 3

OWNER/APPLICANT

MID-AMERICA REAL ESTATE CO. REGENCY WEST 2 1401 SOHN STREET, SUITE 105 WEST DES MONNES, ICHA 50266 (515) 224-3600

ZONING SOUTH MAPLE GROVE P.U.D.

UNDERLYING ZONING MEDIUM DENSITY RESIDENTIAL (RM-12)

COMPREHENSIVE PLAN LAND USE MEDIUM DENSITY RESIDENTIAL (RM)

SETBACKS

UTILITIES

MATER SERVICE - WEST DES MOINES WATER WORKS
SANITARY SERVICE - CITY OF WEST DES MOINES SANITARY
SEWER SYSTEM

BENCHMARK

MDM \$40 Intersection of Ashworth Road and 98th Street, 3 feet North of the South fence, 93 feet East of centerline of 98th Street (Waco Place, Dallas County), Standard Benchmark.

_985.28 (NAVD68 Datum) 211.27 (NDM Datum)

WDM #125 1200 Block of 88th Street, 368 feet North of the centerline of Mestoum Parkway, 20 feet East of the East back of curb on 88th Street, Standard Benchmark.

_.1019.12 (NAVD88 Datum) 245.11 (WDM Datum)

	PLAT BOUNDARY
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0	MANHOLE
	STORM INTAKE
∀ ∀	FIRE HYDRANT
M M	VALVE
Δ 🔺	F.E.S.
-990-	EXISTING CONTOURS
- 00	PROPOSED CONTOURS
****	SILT FENCE OR APPROVED FILTRATION SOCK

CERTIFICATION



PRELIMINARY DRAWING

BRADLEY R. COOPER, KOMA LICENSE NO. 12980 HTY LICENSE RENEMAL DATE 15 DECEMBER 31, 2015 PAGES OR SHEETS COVERED BY THIS SEAL. Sheeta I-3

COOPER CRAWFORD

& ASSOCIATES, L.L.C. **CIVIL ENGINEERS**

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265 PHONE: (515) 224-1344 FAX: (515) 224-1345



PRELIMINARY PLAT SOUTH MAPLE GROVE PLAT 17

SHEET

JOB NUMBER

CC

1656

STORM WATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION

(TYP)

MPLATTED

Lecation: Part of Sec. 3, 178M, R25M, Nature of Construction Activity. Single family residentia Areas: Total ofte area: 16,2 cares (Site cress offschafe is 5.0 cares Ranoff Site areas offschafe is 5.0 cares Ranoff Site areas offschafe is 5.0 cares Ranoff Fram this creject, sall flow into unasured and underwaye subth sall flow into unasured discher and underwaye subth sall flow into Emula River.

atto. Off-alte vehicle tracking of sediments shall be MAINTENANCE

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CONSTRUC STAGING AREA

MPLATTED

CONSTRUCTION ENTRANCE

TEMBORARY DETENTION BASIN

SOIL STOCKPILE AREA

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LOT 2 4.764 ACRES

683.10

583°N'49"W

FENCE

INSPECTIONS

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include absentiating to the irrepermentation of

GRADING & EROSION CONTROL

CONTACT PERSON

I. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD

ACCORDANCE WITH WEST DES MOINES MATER WORKS STANDARD SPECIFICATIONS.

2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.

3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.

4. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS

INSPECTIONS.

5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MONES MATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT

THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.

6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLON PREVENTION ASSEMBLY(IES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLON PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1247, 54-1948. CONTRACTOR SHALL NOTIFY NEST DES MONES MATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515-222-3465) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLON DEVICES TO SCHEDULE FINAL INSPECTION.

7. DESIGNATED BUFFERS SHALL BE LABELED AS A *NO BUILD APPA*

8. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS 48 HOURS BEFORE CONSTRUCTION BEGINS BY CALLING 222-3465.

222-3465. 9. ALL SEMERS ARE PUBLIC UNLESS OTHERWISE NOTED. 10. SOUTH MAPLE GROVE HOMEOWNER'S ASSOCIATION WILL MAINTAIN PRIVATE SEMERS.

UTILITIES

I. ALL SEMERS ARE PUBLIC UNLESS OTHERWISE NOTED.
2. ALL UTILITIES ARE PUBLIC UNLESS OTHERWISE NOTED.

NOTES:

ALL WATERMAINS ARE LOCATED 4' BEHIND BACK OF CURB UNLESS OTHERWISE NOTED. CONTRACTOR SHALL TERMINATE ALL DEAD-END WATER MAINS WITH A BLOW-OFF

3. ALL SEWERS ARE PUBLIC UNLESS OTHERWISE NOTED.

NON-STORM WATER DISCHARGES

CONTRACTORS

PRELIMINARY PLAT **SOUTH MAPLE GROVE PLAT 17**

SHEET 2 OF 3

NOTES

IN OLDS

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8. CONTRACTOR SHALL NOTIFY WEST DES MONES MATER WORKS 48 HOURS BEFORE CONSTRUCTION BEGINS BY CALLING 222-3465.
9. THERE HAS BEEN A REQUEST BY THE CHASE PROPERTY TO SEVER FROM THE CITY OF WALKEE ANNEX AND TO THE CITY OF WIDM. THIS ACTION HAS PROPIPTED AN AGREEMENT BETWEEN MIDM AND MAUNCE TO SRING SEMER THROUGH THE FOX CREEK DEVELOPMENT TO THE INTERSECTION OF 93TH AND ASHWORTH, IF THE APPLICANT WOULD LIKE TO PROPOSE NOT EXTENDING THE DEEPER SEMER ON THE SOUTH SIDE OF THE PLAT TO THE WEST, THE CITY WOULD ENTERTAIN THE REQUEST GIVEN PROPER SURETY WERE IN PLACE TO CONSTRUCT THE SEMER SHOULD THE FOX CREEK SEMER NOT GET EXTENDED TO THE AN AGREEMENT THAT RUNS WITH THE LAND THAT THE FUTURE PROPERTY OWNERS AGREE TO ALLOW FOR THE PIPE TO BE INSTALLED IN THE FUTURE. THE DEEP SEMER IS INDICATED ON THE PRELIMINARY PLAT HOMEVER IF THE FOX CREEK SEMER IS EXTENDED TO GET EXTENDED TO GET EXTENDED TO THE PROPERTY OWNERS AGREE TO ALLOW FOR THE PIPE TO BE INSTALLED IN THE FUTURE. THE DEEP SEMER IS INDICATED ON THE PRELIMINARY PLAT HOMEVER IF THE FOX CREEK SEMER IS EXTENDED TO GRITH ST. AND ASHWORTH RD INSTALLATION OF THE SEMER AND THE 80 FT SANITARY SEMER EASEMENT WILL NOT BE NECESSARY.

BENCHMARK

WDM #90 Intersection of Ashworth Road and 98th Street, 3 feet North of the South fence, 93 feet East of centerline of 98th Street (Naco Place, Dallas County), Standard Benchmark.

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LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY STORM SEWER & SIZE -- SANITARY SEWER # SIZE - MATER MAIN & SIZE MANHOLE STORM INTAKE FIRE HYDRANT VALVE Δ F.E.S. EXISTING CONTOURS PROPOSED CONTOURS SILT FENCE OR * APPROVED FILTRATION SOCK

COOPER CRAWFORD

& ASSOCIATES, L.L.C. CIVIL ENGINEERS

CC

1656

SHEET

2 OF 3

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265 PHONE: (515) 224-1344 FAX: (515) 224-1345

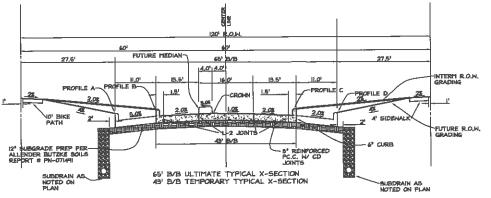


PRELIMINARY PLAT

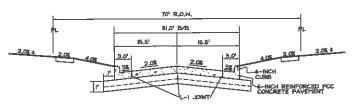
SOUTH MAPLE GROVE PLAT 17

IOWA ONE-CALL BDQ/292-8989

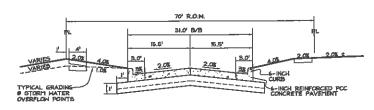
TYPICAL 92nd ST. & WESTOWN PKWY. CROSS SECTION NO SCALE



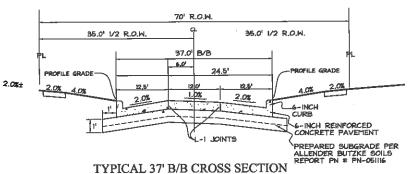
WESTOWN PARKWAY & 92nd STREET CROSS SECTION



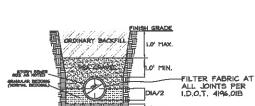
TYPICAL 31' B/B CROSS SECTION



OVERFLOW GRADING DETAIL NO SCALE







PRELIMINARY PLAT

R.C.P. STORM SEWER SUBDRAIN BEDDING DETAIL

NO SCALE

USE ALONG 92ND ST. & WESTOWN PKWY



TYPICAL SWALE SECTION

BENCHMARK

WDM \$90 intersection of Ashworth Road and 98th Street, 3 feet North of the South fence, 93 feet East of centerline of 98th Street (Waco Place, Dallas County), Standard Benchmark.

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LEGEND

EXISTING/PROPOSED - PLAT BOUNDARY - STORM SEWER & SIZE - SANITARY SEWER # SIZE --- WATER MAIN # SIZE MANHOLE

STORM INTAKE FIRE HYDRANT M VALVE F.E.S. EXISTING CONTOURS PROPOSED CONTOURS SILT FENCE OR * APPROVED FILTRATION SOCK

COOPER CRAWFORD

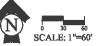
& ASSOCIATES, L.L.C. CIVIL ENGINEERS

JOB NUMBER

CC

1656

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IOWA

ONE-CALL 800/292-8989 TRAL-TERM

PRELIMINARY PLAT SOUTH MAPLE GROVE PLAT 17

ORIFICE DETAIL NO SCALE

- 1/4" STEEL PLATE -8" DIA. OPENING (FES#I) II,50" DIA. OPENING (FES#7)

FES#1 # FES#7